

Claims

What is claimed is:

- 1 1. A method for managing an equity loan to a borrower comprising the steps
2 of:
3 calculating an equity value of property owned by the borrower;
4 calculating a loan-to-value ratio of the property;
5 determining whether to grant the equity loan based on the loan-to-value
6 ratio of the property;
7 financing an escrow account with a principal of the equity loan;
8 purchasing a commercial annuity using the principal of the equity loan;
9 and
10 making a periodic payment against the equity loan using proceeds of the
11 commercial annuity.
- 12
- 1 2. The method of claim 1 wherein the determining step is based on whether
2 the loan-to-value-ratio exceeds a threshold value.
- 3
- 1 3. The method of claim 2 wherein the threshold value does not exceed 0.60.
- 2
- 1 4. The method of claim 1 further comprising:
2 calculating a total of other outstanding debts of the borrower; and
3 eliminating the total of other outstanding debts using the contents of the
4 escrow account.

5

3

3

7. The method of claim 6, wherein the purchasing step is performed assuming a periodic increase in the incurred debts.

229

8. The method of claim 1, wherein the directing step is performed on a monthly basis.

1 10. The data processing system of claim 9, wherein the memory stores further
2 operational instructions to cause the processing module to determine
3 based on whether the loan-to-value-ratio does not exceed a threshold
4 value.

1 11. The data processing system of claim 10, wherein the threshold value is
2 0.60.

3
4 12. The data processing system of claim 9, wherein the memory stores further
5 operational instructions to cause the processing module to:
6 calculate a total of other outstanding debts of the borrower; and
7 eliminate the total of other outstanding debts using the contents of the
8 escrow account.

9
10 13. The data processing system of claim 12, wherein the outstanding debts
11 include at least one of unpaid real estate taxes, insurance, and utility
12 bills.

13
14 14. The data processing system of claim 9, wherein the memory stores further
15 operational instructions to cause the processing module to eliminate
16 incurred debts using the proceeds of the commercial annuity.

1 15. The data processing system of claim 9, wherein the memory stores further
2 operational instructions to cause the processing module to direct annuity
3 payments on a monthly basis.

4

1 16. The data processing system of claim 9 further comprising a remote
2 network access device operatively coupled to the processor.

1 17. The data processing system of claim 9 further comprising a display device
2 operatively coupled to the processor.

1 18. The data processing system of claim 9 further comprising a printing device
2 operatively coupled to the processor.

1 19. The data processing system of claim 9 further comprising a removable
2 media storage device operatively coupled to the processor.

3

1 20. A program storage device readable by a machine, tangibly embodying a
2 program of instructions executable by the machine to perform method
3 steps for managing an equity loan to a borrower, the method steps
4 comprising:
5 calculating an equity value of property owned by the borrower;
6 calculating a loan-to-value ratio of the property;
7 determining whether to grant the equity loan based on the loan-to-value
8 ratio of the property;
9 creating an escrow account for the borrower;
10 financing the escrow account with a principal of the equity loan;
11 recording receipt of proceeds of a commercial annuity; and
12 making a periodic payment of the equity loan with the proceeds of the
13 commercial annuity.

14
1 21. The program storage device of claim 20, wherein the step of determining
2 includes evaluating whether the loan-to-value-ratio exceeds a threshold
3 value.

4
1 22. The program storage device of claim 21, wherein the threshold value does
2 not exceed 0.60.

3

1 23. The program storage device of claim 20, wherein the method steps further
2 comprise:

3 calculating a total of other outstanding debts of the borrower; and
4 eliminating the total of other outstanding debts using the contents of the
5 escrow account.

6

11 24. The program storage device of claim 23, wherein the outstanding debts
12 include at least one of unpaid real estate taxes, insurance, and utility
13 bills.

14

15 25. The program storage device of claim 20, wherein the memory stores
16 further operational instructions to cause the processing module to
17 eliminate incurred debts using the proceeds of the commercial annuity.

18

1 26. The program storage device of claim 20, wherein the memory stores
2 further operational instructions to cause the processing module to direct
3 annuity payments on a monthly basis.